

**MINUTES  
LAKE COUNTY  
LOCAL PLANNING AGENCY**

**JANUARY 26, 2006**

The Lake County Local Planning Agency met on THURSDAY, JANUARY 26, 2006 at 9:05 a.m. in the Commission Chambers on the second floor of the Round Administration Building in Tavares, Florida. The Lake County Local Planning Agency considers comprehensive planning issues including amendments to Lake County's Comprehensive Plan.

**Members Present:**

David Jordan	District 1
Ann Dupee	District 2
Michael F. Carey	District 3
Richard Dunkel	District 4
Nadine Foley, Vice-Chairman	District 5
Barbara Newman, Chairman	At-Large Representative
Keith Schue, Secretary	At-Large Representative
Becky Elswick	School Board Representative

**Member Absent:**

Sean Parks	At-Large Representative
------------	-------------------------

**Staff Present:**

Gregg Welstead, Deputy County Manager  
Melanie Marsh, Assistant County Attorney  
Amye King, AICP, Deputy Director, Growth Management Department  
Alfredo Massa, Senior Planner, Comprehensive Planning Division  
Shannon Suffron, Senior Planner, Comprehensive Planning Division  
Thomas Wheeler, Planner, Comprehensive Planning Division  
Donna Bohrer, Office Associate III, Planning & Development Services Division

Nadine Foley, Vice-Chairman, called the meeting to order at 9:05 a.m. and noted that a quorum was present. She confirmed that Proof of Publication was on file in the Comprehensive Planning Division and that the meeting had been noticed pursuant to the Sunshine Statute.

TABLE OF CONTENTS

<u>AGENDA ITEM:</u>	<u>AGENDA DESCRIPTION</u>	<u>PAGE NO.</u>
	Historic Village	4
	Rural Area Plan Presentation	4

Amye King, AICP, Deputy Director Growth Management, said she needed to correct a statement she made at the last meeting. She had said that the Citizens for Lake County group was “anonymous” and said that several other citizen’s groups had participated in the Rural Areas Plan presentation. Vice-Chairman Foley said that a list of participating groups was shown during the presentation. Keith Schue pointed out that Mr. Kelly had sent notification of a website dedicated to the Rural Area Plan.

### **New Business**

Ms. King said that the member’s packets include the updated draft of the Comprehensive Plan including the executive summary.

Mr. Schue said he only had time to review the Executive Summary and asked if the LPA would like to review his comments at this time.

There was discussion on Mr. Schue’s comments. There was consensus to include both “trends” and “conditions” in the Executive Summary.

There was a consensus to reserve discussion on the Executive Summary until the next meeting.

There was a brief discussion on the 2001 Evaluation and Appraisal Report (EAR) Anticipated Amendments and Incorporation into the 2025 Lake County Comprehensive Plan.

Alfredo Massa, Senior Planner said additional research had been done on the equestrian industry. He said after following up on all of the suggested resources he has been unable to document the value of the equestrian industry through primary sources. All the information he had discovered was “second hand”, such as the 2002 survey by the Department of Agriculture, which identified the number of farms and horses in the County. He said had been unable to document the introductory objective, “as a leader in the equestrian pursuits in the State of Florida” suggested by Mr. Schue.

Mr. Carey didn’t think any particular industry should be singled out, and thought ‘we should support a good variety.’”

Mr. Massa said the equestrian community had been very vocal during public meetings and thought that warranted mention of that group in the Comprehensive Plan.

Ms. King explained that without the data, it is difficult to have policies in the economic element. She said there is data supporting the equestrian community within the Recreation and Open Space Element.

Ms. Elswick agreed with Mr. Carey’s earlier comment and said including other activities such as Triathlons would then be appropriate.

Barbara Newman arrived.

Ms. Foley said there seemed to be a consensus for referencing the equestrian issue in the Recreation and Open Space Element (ROSE). Mr. Schue said Mr. Carey had recommended including equestrian references “properly balanced” in both the FLUE and the ROSE and there was a consensus to do so.

### **Historic Villages**

Ms. King said staff has compiled a list of those communities that have requested to be included as a Community Enhancement Area in the Comprehensive Plan, plus Astor and Astor Park which are constrained by the forest. The list includes Astor, Astor Park, Apshawa Groves, Yalaha, Ferndale, Okahumpka, Lake Mack and Mt. Plymouth/Sorrento.

There was consensus with Ms. Suffron’s suggestion to move the Historic Village policies from the FLUE as a Land Use Category, into Overlay Districts, Objective 10.

### **Comprehensive Plan Draft**

Ms. King said the LPA has a complete draft of the Comprehensive Plan and that future meetings will be to review this draft.

In response to Mr. Dunkel’s question, Mr. Massa explained that the proposed Comprehensive Plan is financially feasible based on the budget information that was provided earlier. He said the complete Capital Improvement Program would be available soon and a budget summary will be included.

### **Rural Area Plan**

Ms. King said members of the public have requested that the LPA review and discuss rural areas.

Ms. Dupee said she was uncomfortable discussing the Rural Area Plan without having a printed copy of the presentation; without hearing from the landowners and without giving consideration to the financial costs of this proposed plan.

Mr. Carey agreed and said it could impact mass transit, transporting students and would financially preclude many people from living in those areas. He said he would be interested in staff’s position.

Ms. King explained it was her impression that the public was interested in what the LPA thought about the philosophy behind that plan.

Mr. Schue discussed his thoughts in support of a rural area plan, but he agreed with Mr. Carey that the ramifications needed to be carefully considered; he suggested that

transitional areas should be included. He said some of the rural areas were similar to areas of environmental significance and maintaining rural characteristics would be a way to protect those areas, such as Emerald Marsh.

Ms. Elswick agreed with the idea of utilizing transitional areas and she didn't think that the LPA was ready to make a final decision on the rural plan.

Ms. Foley said it was her understanding that the LPA would proceed with the FLUE and the FLUM with the Rural and Urban Map Series and then see how that compared to the Rural Area Plan. She expected that there will be correlation between the Rural Area and the Rural Map Series and that would have a provision for the transition areas.

In response to a comment from Mr. Carey, Ms. King said there was an Existing Land Use Map (ELUM) available that he could use to compare densities.

Mr. Schue thought that two ideas presented in the Rural Area Plan that should be discussed were "primacy" and DRIs.

Ms. King said that staff has solicited input from citizens in the economic sectors of the County. She said many different groups have been notified that their input was important.

Mr. Dunkel discussed the importance of knowing what was being planned or developed on the borders of the County.

Mr. Schue discussed commercial as being defined as a Future Land Use category and asked about commercial in rural areas. Ms. King said there is a floor area ratio not a square footage. He said many of those would be Small Scale Map Amendments. He asked about guidance policies being included in the Comprehensive Plan to guide scale. She said that staff is continuing to investigate innovative ways to address scale, because staff only wants to encourage commercial that performs for the County.

Mr. Massa said he is working on projections based on existing commercial and industrial uses in Lake County. He said that the analysis can only be based on the current conditions.

Robert Curry discussed the current commercial allocations and was concerned about the potential proliferation of strip malls.

Mr. Schue agreed with Mr. Curry's concern regarding commercial in the Wekiva. Ms. King said the only change being planned to the Wekiva policies is that staff is going to translate the "red dots" into parcel based. She did point out that "red dots" in other areas of the County will be subject to change. Mr. Schue suggested that commercial overlays might be appropriate for some areas of the County. Mr. Curry suggested compiling a list of the advantages and disadvantages of the different options for commercial.

Mr. Kelly explained that Citizens Coalition of Lake County is recognized by the State as a Not For Profit Organization, with a membership in excess of 200 citizens. He added that the other groups involved are also Not For Profit Organizations.

Elaine Renick invited the LPA to the upcoming Growth Summit in Minneola.

The Chair adjourned the meeting at 10:55 a.m.

---

Donna R. Bohrer  
Office Associate III

---

Keith Schue  
Secretary